

069.A

Map

0003

Block

00035.2

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 893,800 /

USE VALUE: 893,800 /

ASSESSed: 893,800 /

Total Card /

Total Parcel

893,800

893,800

893,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		DRAPER AVE, ARLINGTON

OWNERSHIP

Owner 1:	TARQUINIO LUCI
Owner 2:	
Owner 3:	
Street 1:	35 DRAPER AVE #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FRIGAND STEVEN ALAN & -
Owner 2:	DYER SHARON LEE -
Street 1:	35 DRAPER AVENUE UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 3005 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8257																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	890,500	3,300		893,800
Total Card	0.000	890,500	3,300		893,800
Total Parcel	0.000	890,500	3,300		893,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	297.44	/Parcel:	297.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	890,500	3300	.		893,800		Year end	12/23/2021
2021	102	FV	863,600	3300	.		866,900		Year End Roll	12/10/2020
2020	102	FV	1,011,400	3300	.		1,014,700	1,014,700	Year End Roll	12/18/2019
2019	102	FV	882,300	3300	.		885,600	885,600	Year End Roll	1/3/2019
2018	102	FV	778,600	3300	.		781,900	781,900	Year End Roll	12/20/2017
2017	102	FV	708,400	3300	.		711,700	711,700	Year End Roll	1/3/2017
2016	102	FV	710,000	3300	.		713,300	713,300	Year End	1/4/2016
2015	102	FV	600,700	3300	.		604,000	604,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIGAND STEVEN	72831-285	2	6/26/2019		885,000	No	No		
FRIGAND STEVEN	59832-224		8/24/2012	Family	100	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2018	1633	Re-Roof	4,295	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Measured	DGM	D Mann
5/8/2013	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

Insp Date

!15953!

Parcel ID

069.A-0003-0035.2

PRINT

Date

Time

12/30/21

21:39:53

LAST REV

Date

Time

04/24/20

09:52:26

PAT ACCT.

apro

15953

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

USER DEFINED

Prior Id # 1: 44071

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	99	- Condo Conv
Sty Ht:	1A	- 1 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- Average (+)
Year Blt:	1915	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:	G14	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	AV	1915	27.50	T	40	102			3,300			3,300
															</			